

\$400,000 - 1131 35a Street, Edmonton

MLS® #E4454011

\$400,000

6 Bedroom, 2.00 Bathroom, 1,191 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this spacious bi-level home in Crawford Plains, Edmonton! As you enter, you're greeted by a bright foyer leading to a large living room with a big window that fills the space with natural light. The kitchen has a warm, homey feel with plenty of counter space and cabinetry, along with a dedicated dining area. The upper level also features a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a generous rec room, three more bedrooms, a 4-piece bathroom, and a laundry area. Enjoy the outdoors with a deck and the convenience of a single attached garage.



Built in 1979

Essential Information

MLS® #	E4454011
Price	\$400,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level

Status	Active
--------	--------

Community Information

Address	1131 35a Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2L4

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Attached

Interior

Appliances	Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Crawford Plain School
Middle	TD Baker School
High	W.P. Wagner School

Additional Information

Date Listed	August 21st, 2025
Days on Market	9
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 2:32am MDT